

76 School Road, Evesham, WR11 2PR

Offers over £380,000

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CHRISTIAN LEWIS PROPERTY



76 School Road

Evesham, WR11 2PR

Offers over £380,000

- Offered for sale with no onward chain
- Plenty of scope to modernise and put your own stamp on it
- Fitted kitchen with space for a breakfast table
- Off-road driveway parking and a single garage
- Three-bedroom detached bungalow
- Bright dual-aspect lounge with a feature brick fireplace
- Established front and rear gardens with a lawn and patios
- Popular residential area



Situated on School Road in Evesham, this three-bedroom detached bungalow is offered for sale with no onward chain. Set back behind an established front garden, the property offers well-proportioned accommodation on one level and plenty of scope for buyers to modernise the interiors and make the most of the flexible layout.

Stepping inside, the entrance hall runs through the bungalow, with built-in storage cupboards and a glazed door at the far end opening onto the rear patio.

At the front of the property, the dual-aspect lounge is a bright and inviting room. A wide picture window looks out over the front garden, while the brick fireplace provides a natural focal point and gives the room plenty of character.

Next to the lounge is the fitted kitchen, with Shaker-style cabinetry, wood-effect worktops and a built-in oven and hob. There is room for a breakfast table beside the window, and a side door provides access to the outside.

Further along the hall, the principal bedroom is a comfortable double overlooking the front garden. The family bathroom is fitted with a bath with shower over and a vanity unit with useful storage.

Towards the rear, bedrooms two and three both overlook the garden. The second bedroom leads through to a separate office with built-in storage, providing a dedicated space for working from home or pursuing hobbies.

Externally, the rear garden is a real feature, with a broad lawn framed by mature trees, hedging and planted borders. A generous patio immediately behind the bungalow offers plenty





Additional Information

Tenure: We understand that the property for sale is Freehold.
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band D
EPC Rating D

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



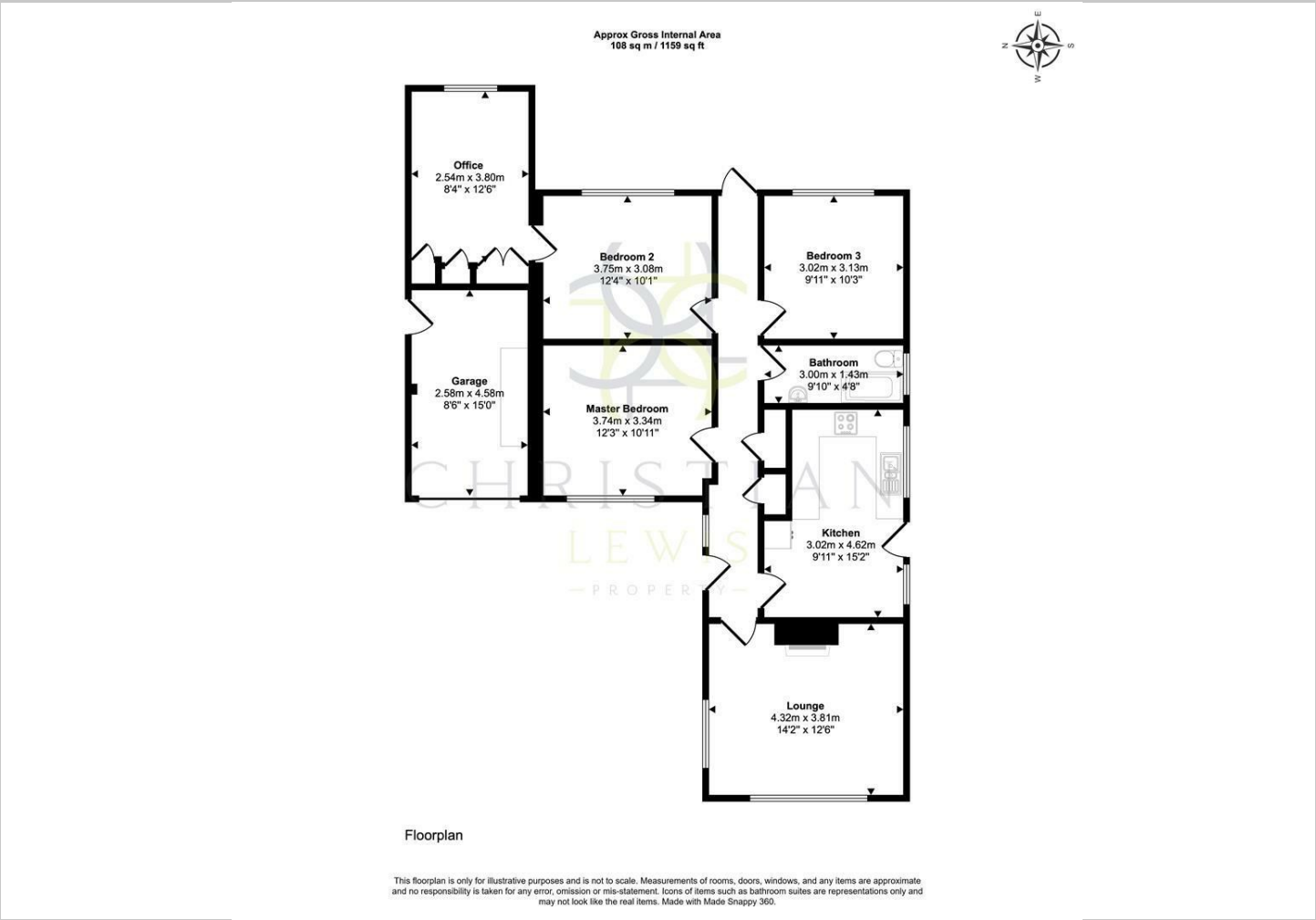




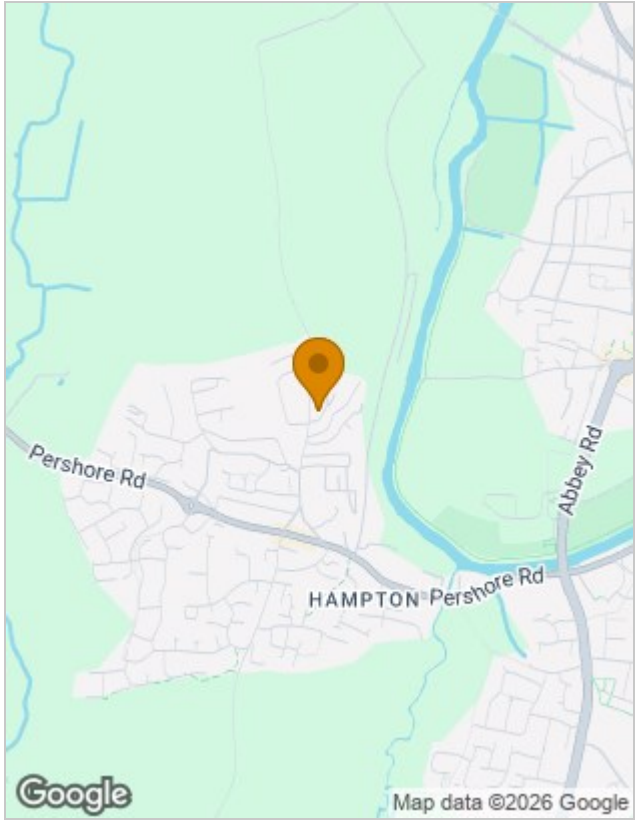




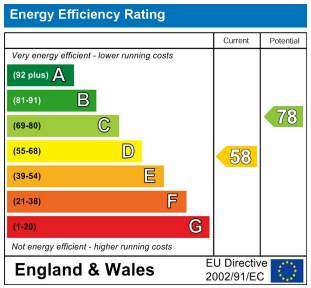
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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